

REGISTERED NUMBER: 07455027 (England and Wales)

Financial Statements
for the Period 28 March 2018 to 31 March 2019
for
AN Investments Ltd

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for the Period 28 March 2018 to 31 March 2019**

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AN Investments Ltd
Company Information
for the Period 28 March 2018 to 31 March 2019

DIRECTOR: Ram K Narroya

SECRETARY: Mrs M S Shenton

REGISTERED OFFICE: 4 St James Court
Friargate
Derby
DE1 1BT

REGISTERED NUMBER: 07455027 (England and Wales)

ACCOUNTANTS: NP & Associates Limited
2 Besthorpe Close
Oakwood
Derby
DE21 4RQ

Balance Sheet
31 March 2019

	Notes	2019 £	£	2018 £	£
FIXED ASSETS					
Tangible assets	3		1		1
Investment property	4		<u>2,715,000</u>		<u>2,715,000</u>
			2,715,001		2,715,001
CURRENT ASSETS					
Debtors	5	229,297		230,337	
Cash at bank		<u>481</u>		<u>5,289</u>	
		229,778		235,626	
CREDITORS					
Amounts falling due within one year	6	<u>81,911</u>		<u>54,738</u>	
NET CURRENT ASSETS			<u>147,867</u>		<u>180,888</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			2,862,868		2,895,889
CREDITORS					
Amounts falling due after more than one year	7		(1,830,536)		(1,930,589)
PROVISIONS FOR LIABILITIES			<u>(116,378)</u>		<u>(116,378)</u>
NET ASSETS			<u>915,954</u>		<u>848,922</u>
CAPITAL AND RESERVES					
Called up share capital	9		100		100
Revaluation reserve	10		612,515		612,515
Retained earnings			<u>303,339</u>		<u>236,307</u>
SHAREHOLDERS' FUNDS			<u>915,954</u>		<u>848,922</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 March 2019 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

Balance Sheet - continued
31 March 2019

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director on 21 March 2020 and were signed by:

Ram K Narroya - Director

**Notes to the Financial Statements
for the Period 28 March 2018 to 31 March 2019**

1. STATUTORY INFORMATION

AN Investments Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is represented by rental income receivable.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Notes to the Financial Statements - continued
for the Period 28 March 2018 to 31 March 2019

3. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 28 March 2018 and 31 March 2019	<u>19,496</u>
DEPRECIATION	
At 28 March 2018 and 31 March 2019	<u>19,495</u>
NET BOOK VALUE	
At 31 March 2019	<u>1</u>
At 27 March 2018	<u>1</u>

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 28 March 2018 and 31 March 2019	<u>2,715,000</u>
NET BOOK VALUE	
At 31 March 2019	<u>2,715,000</u>
At 27 March 2018	<u>2,715,000</u>

Fair value at 31 March 2019 is represented by:

	£
Valuation in 2012	224,000
Valuation in 2013	45,000
Valuation in 2014	(30,000)
Valuation in 2015	160,000
Cost	<u>2,316,000</u>
	<u>2,715,000</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade debtors	1,347	2,387
Amounts owed by participating interests	<u>227,950</u>	<u>227,950</u>
	<u>229,297</u>	<u>230,337</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Bank loans and overdrafts	16,000	16,000
Taxation and social security	40,461	13,288
Other creditors	<u>25,450</u>	<u>25,450</u>
	<u>81,911</u>	<u>54,738</u>

Notes to the Financial Statements - continued
for the Period 28 March 2018 to 31 March 2019

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2019	2018
	£	£
Bank loans	391,032	407,032
Other creditors	1,439,504	1,523,557
	<u>1,830,536</u>	<u>1,930,589</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans	<u>327,032</u>	<u>343,032</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2019	2018
	£	£
Bank loans	<u>407,032</u>	<u>423,032</u>

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2019	2018
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

10. RESERVES

At 28 March 2018
and 31 March 2019

Revaluation
reserve
£
612,515

11. RELATED PARTY DISCLOSURES

Advanced monies amounting to £227,950 on an interest-free basis with no fixed repayment terms to associated companies; Ryhill Investments Limited, Ryhill Properties Limited and AN Investments Limited..

Granted a 3rd party charge to HSBC Bank on some of its assets via AJ (Derby) Investments Limited.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.